

College Area Community Council Annual Report March 2008

2007-08 Executive Board

Doug Case, President
Jim Boggus, Vice President
Charles Maze, Secretary
Dan Cornthwaite, Treasurer

Other board members as of February 2008 - Steven Barlow, Ann Cottrell, Jeremy Ehrlich, Sidney (Joe) Jones, Danny Osztreicher (Associated Students President's Designee), Judi Hopps, Rev. Doug Knutson-Keller, Martin Montesano, John Mullen, Kenneth (Rob) Nelson, Thomas Phelps, Rosary Nepi, Tyler Sherer (San Diego State University President's Designee), and Harold Webber.

Major Accomplishments for 2007-08

Initiatives to Deal With Nuisance Rental Housing Properties – The CACC worked closely with the City Council staff, Development Services Department, City Attorney's Office and San Diego Police Department in developing and implementing four tools to deal with nuisance rental housing properties:

- (1) **Administrative Citation Program** - Nuisance and behavior issues are being addressed through Neighborhood Code Compliance and the San Diego Police Department by issuing \$1000 administrative citations to responsible parties on disturbance calls for loud music and/or loud parties in violation of Municipal Code Chapter 5 Noise Regulations. The program began in April 2007 as a pilot program in Mid-City and has now expanded citywide.
- (2) **Land Development Code Amendments** - On July 24, 2007, the City Council adopted amendments to address inconsistent physical development related to nuisance rental housing properties. Following is a summary of the new regulations:
 - ☐ RS zone (lots with less than 10,000 square feet):
 - Limited to 6 bedrooms maximum
 - Hardscape for vehicular use limited to 4 surface parking spaces maximum
 - ☐ RS zone lots limited to 60 percent maximum hardscape in the front yard
 - ☐ New single dwelling unit parking standards ensure parking spaces will be functional
 - ☐ In the campus impact area (single dwelling units with 5 or more bedrooms):

- New development must provide one parking space for each bedroom
 - A minimum of 2 parking spaces are required in a garage
- ☐ In the parking impact overlay zone, all lots are required to have a 12-foot driveway at the front property line.

(3) **Residential High Occupancy Permit** - On January 14, 2008, the City Council voted to approve Residential High Occupancy Permit requires an annual permit and fees for any single dwelling unit with 6 or more adult occupants. The permit will require additional parking per occupant and would be revocable as an enforcement remedy. A permit fee waiver option based on Area Median Income was included in the revised ordinance as requested by the City Council.

(4) **Rooming House Ordinance** – On March 24, 2008, the City Council voted to approve the Rooming House Ordinance. The purpose of the ordinance is to address the chronic and growing commercial overuse of dwelling units especially in residential-single unit zones. The ordinance defines a rooming house as a dwelling unit where three or more rooms are rented individually or separately, to tenants under separate rental agreements. Rooming houses are not permitted in RS, RM-1, or RM-2 zones. A phase out period allows existing rooming houses in RS, RM-1, and RM-2 zones to continue to operate as a previously conforming use for three years. The enforcement procedures, including how to identify situations where there are “de facto” separate rental agreements even though all tenants have signed a master lease, will be included in the Administrative Guidelines.

San Diego State University Master Plan Update – The CACC held several meetings to review the Environmental Impact Report for the SDSU Master Plan Update and testified before the California State University expressing concerns about the project. (See details below in the section on projects reviewed.)

Adoption of New Bylaws and Creation of the College Area Community Planning Board – All community planning groups in the City were required to revise their bylaws to comply with the revised City Council Policy 600-24, which incorporated provisions of the Ralph M. Brown Act (the City Attorney determined that community planning groups are subject to California’s open meetings laws). Since its inception, the College Area Community Council has fulfilled the dual role of a City-recognized community planning group as well as a town council. In many other communities in San Diego, separate organizations take on these roles. The CACC Executive Board decided that it would be expedient to establish two separate legal entities – the College Area Community Council (CACC) and the College Area Community Planning Board (CACPB) – that will meet concurrently and share the same governing boards and officers. At the joint meetings, community planning items will be noted and be subject to City Council policies. A CACPB Projects Review Committee will replace the CACC Planning Committee, and this committee will also be subject to the new City Council policies.

Summary of CACC Executive Board Actions on Projects Reviewed Between March 2007 and February 2008

5115 63rd Street Tentative Map (Project 122152) - Tentative Map to create two parcels from one existing parcel on a .3507 acre site located at 5115 63rd street in the RS-1-7 Zone. Voted March 14, 2007 to recommend denial of the project, 15-0-1. Voted on January 9, 2008 to appeal the decision of the Hearing Officer to approve the map waiver, 12-0-1.

Bethel Seminary - Planned Development Permit and proposed amendment to existing Conditional Use Permit (Project 99622) for a 14,882 sq ft addition to an existing seminary with deviations for increased floor area and maximum height of 42' 4" on a 1.21 acre site at 6116 Arosa Street in the RM-1-1 Zone of the Central urbanized Planned District. Voted June 13, 2007 to support the approval of the project upon the conditions of parking sufficient to meet code for increased site usage; upon approval of the landscape plan; and upon statement from the Swanson's (the closest neighbor and one most potentially affected by the project), 15-0-1.

Lindo Paseo Fraternity House Site Development Permit and Conditional Use Permit (Project 122509) – Site Development Permit for a Phased Project Redevelopment Permit (PPRP) and Conditional Use Permit for a new fraternity house at 5565 Lindo Paseo Drive in the RM- 3-9 Zone (in the Fraternity Designated Area in the College Community Redevelopment Project Area). Voted July 11, 2007 to approve the Lindo Paseo Fraternity House Permit contingent on City signoff on the Parking plan and that the Landscape Plan meets City Standards, 13-0-1.

Zigner Residence. (Project 108312) – Site Development Permit for Environmentally Sensitive Lands for a 756 GSF addition to an existing single-family residence on a 0.72 acre site at 5273 Rincon Street in the RS- 1-1/RS 1-7 Zones. Voted July 11, 2007 to approve the Zigner Site Development Permit contingent upon the City's signoff on the Environmental/Slope Analysis, with a request that he plans must come before the CACC again if the Environmental Review requires change in the floor plan, 13-0-1.

Sells Residence Site Development Permit (Project 111314) – Site Development Permit for Environmentally Sensitive Lands for a 4,950 GSF addition to an existing single family residence on a 2.30 acre site at 4481 Palo Verde Terrace (Alvarado Estates) in the RS- 1-1 Zone. Voted July 11, 2007 to recommend approval of the Sells Residence Site Development, contingent upon the Environmental sign off by the City and stipulated assurances it will not be developed as a mini-dorm, 10-2-2.

Extension of Residential Permit Parking District B – Residents of 6350 block of Mesita Drive (between Art Street and 64th Street) submitted a petition to be included in the parking district. Voted July 11, 2007 to recommend approval of the addition of the 6350 block of Mesita Drive to Residential Parking District B, 12-0-2.

Environment Impact Report (EIR) for the San Diego State University 2007 Campus Master Plan Revision

- The master plan includes an increase in the full-time equivalent student enrollment from 25,000 to 35,000, equating to a gradual increase in total student enrollment of an estimated 11,385 students by 2024. The proposed project includes: (1) Student Housing – a total net increase of 2,976 on-campus student beds, including the construction of a 10-story 800 bed residence hall to be constructed atop a 750 vehicle parking structure in U Lot adjacent to Chapultepec Residence Hall; an expansion of 50 additional two-bed room apartments at Villa Alvarado; a 10-story, 800 bed residence hall in G Lot; and two 10-story, 800 bed residence halls to be built on the site where the Maya and Olmeca Residence Halls are currently located, (2) Faculty-Staff Housing j- up to 348 housing units to be developed in two phases, in the Adobe Falls area north of I-8, (3) Campus Conference Center – the development of a 70,000 gross square foot Campus Conference Center to be located east of Cox Arena, (4) Student Union Expansion – a 70,000 gross square foot expansion/renovation of the existing Aztec Center, (5) Alvarado Campus – includes an expansion of the northeastern boundary of the current master plan, with a multi-phase development to consist of construction of a 5-story, 110,000 GSF academic building; a 5-story, 85,000 GSF office/research building; a 5-story, 70,000 GSF medical/office/research building; three 4/5 story, 100,000 GSF academic buildings; and a 6/7 story 1,840 vehicle parking structure, and (6) Alvarado Hotel – a 6-story hotel with 120 rooms and suites to be built on the sit of C Lot,.

On May 9, the CACC submitted five comments to the Notice of Preparation of the Draft Environmental Impact Report; Initial Study of the 2007 Campus Master Plan Revision. At a Special CACC Executive Board Meeting on July 25, 2007, a total of 34 comments were submitted to the Draft EIR. At a Special CACC Executive Board Meeting on November 5, 2007, the CACC voted to recommend that a communication to the California State University Board of Trustees be drafted stating that the CACC cannot reach consensus regarding certification of the Final EIR for reasons enumerated below, but that the CACC supports the project in principle, 8-2-1.

1. The CACC is concerned that there is no guarantee that the State Legislature and the City will allocate sufficient funds for their fair share of necessary mitigation measures for the project's impacts and it is therefore possible, if the Trustees approve the plan, that the project could move forward without necessary mitigations.
2. The CACC is committed to actively lobbying the San Diego City Council and the State Legislature to allocate sufficient funding for their fair share of necessary mitigation measures for the project.
3. SDSU's calculations for the state's fair share are unrealistically low.
4. CSU should continue to look at long-range prospects for a new campus in the South Bay to accommodate increased enrollment demands.

5. Unless the State Legislature agrees to fully-fund the CSU's fair share of necessary mitigation measures, the "5,000 FTES Alternative" should be selected by the CSU Trustees.

Installation of Speed Lump on 5200 Block of East Falls View Drive – Voted September 12, 2007 to recommend approval of the speed lumps, 13-0-1.

Altomare Residence (Project 141647) – Site Development Permit (Process 3) for Environmentally Sensitive Lands to construct a 6,400 square foot single dwelling residence on a 1.42 acre site located at 4704 Yerba Santa Drive in the RS-1-1 Zone (Possible Action Item). On December 12, 2007, the CACC voted to support the project contingent upon the city's receipt of the landscaping plan, which is to be forwarded to CACC for approval, 13-0-1.

Rezone and Plan Amendment Request – 6237 & 6245 Montezuma Road (APN No. 467-171-31 and 467-171-32) – Initiation of an amendment to the College Area Community Plan to re-designate two lots (lots 191 and 192) from low-medium residential (10-15 du/acre) (RM-1-1 zone) to a higher density residential designation of (45-75 du/acre) (RM-3-9 zone) that is consistent with an adjacent third lot (lot 190) at 6229 Montezuma Road owned by the same entity that is already in the RM-3-9 zone with a designation of (45-75 du/acre). Voted on January 9, 2008 to recommend approval of the initiation of amendment to the College Area Community Plan, 12-0-1.

Tentative Map Extension for Mesa Commons (Project 149118) – Mesa Commons is a proposed mixed use residential and retail project located on a 2.25-acre site in an S-shape design that runs north and south and connects the east-west retail corridor of El Cajon Boulevard with single-dwelling residences on Catoctin Drive. A mixture of 47 for-sale flats and townhomes, approximately 3,000 square feet of retail, and 5 rental apartments are proposed for construction. Voted on January 9, 2008 to recommend approval of the extension, 12-0-1.

Membership

As of March 1, 2008, the College Area Community Planning Board had 494 registered community members including 405 resident property owners, 70 renters (includes residents of fraternities, sororities and residence halls), 10 non-resident property owners and 9 businesses. The College Area Community Council (membership is on household or business basis) had 332 members, of which 278 paid dues: 152 subscribing members (\$10), 59 contributing members (\$15), 48 sponsoring members (\$25), 10 College Area Angels (\$50), and 9 business sponsors (\$50).

Monthly newsletters are distributed to all CACC dues-paying members. Members have the choice of having the newsletter mailed or having an expanded newsletter sent via e-mail.

CACC Projects, Finance and Beautification Committee Activities

Montezuma Road Median Maintenance

The committee's efforts to identify a practical source for future funding of maintenance costs for the Montezuma Road Medians achieved a successful conclusion. The City Council approved a new Gas Tax Median Program that fully funds median maintenance, effective July 1, 2007. Consequently, there is no reason to pursue finding another maintenance vehicle at this time.

Currently the committee is working with the Open Space Division, City of San Diego Park and Recreation Department to provide the necessary documentation for the City Council to approve a refund of the \$100,000 original median maintenance endowment, along with any unspent interest income accrued as of the date of the fund transfer. These funds will be re-deposited to the Cox Arena Dollar Per Ticket Fund held in trust for the CACC by San Diego State University.

Remington Road Traffic Calming Median Project

The committee continues work to install a traffic calming median at Remington Road, a neighborhood intrusion point for event traffic associated with events at Cox Arena. The committee has proceeded with planning for the Remington Road median and in December 2007, received approval by the CACC Executive Board, SDSU and the City of San Diego to allocate \$52,800 for phase 2 engineering studies, plans, specifications and cost estimates for the project. Nolte Engineering firm has been contracted with to perform the initial studies, which will include a raised median, lighting, street striping and a monument sign signaling entrance into the College View Estates neighborhood. The overall cost estimate for the project remains estimated to be in the neighborhood of \$100,000-\$125,000, with funding from the Dollar Per Ticket fund.